

## \$125,000 - 204 10829 117 Street, Edmonton

MLS® #E4465149

**\$125,000**

1 Bedroom, 1.00 Bathroom, 744 sqft

Condo / Townhouse on 0.00 Acres

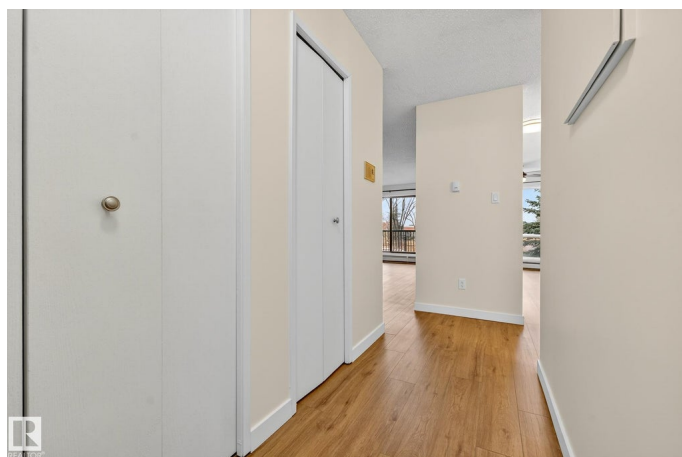
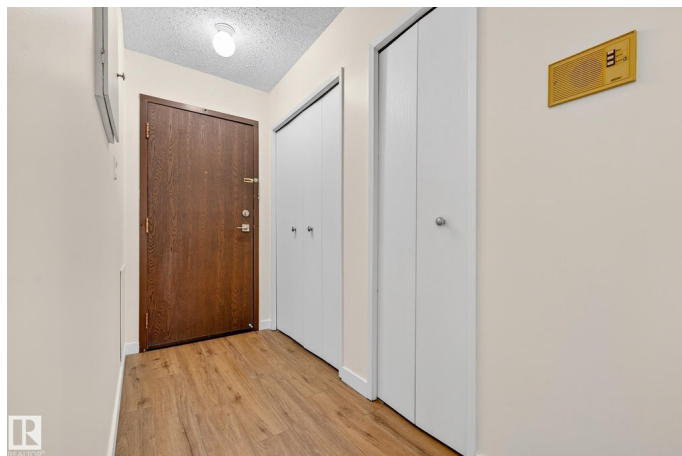
Queen Mary Park, Edmonton, AB

ATTENTION STUDENTS, YOUNG PROFESSIONALS & INVESTORS! This spacious & stylishly updated condo is ideally located close to NAIT, Grant MacEwan, Downtown, ROGERS PLACE, and the U of A. Enjoy walking distance to Unity Square's™ trendy restaurants, bars, and shopping. Situated on a quiet one-way street with ample visitor parking, this well-managed building offers low condo fees including heat and water. Inside, you'll find new vinyl plank flooring, fresh paint, a revamped cozy wood-burning fireplace with custom tile feature wall, and an added in-suite washer/dryer combo. The bright living area opens to a balcony overlooking Queen Mary Park—perfect for relaxing. Spacious bedroom, galley kitchen with newer appliances, and excellent storage complete this home. A move-in-ready gem combining modern updates, prime location, and strong investment appeal.

Built in 1980

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4465149  |
| Price     | \$125,000 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Square Footage | 744                    |
| Acres          | 0.00                   |
| Year Built     | 1980                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 204 10829 117 Street |
| Area        | Edmonton             |
| Subdivision | Queen Mary Park      |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5H 3N4              |

### Amenities

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | On Street Parking, No Animal Home, No Smoking Home, Parking-Plug-Ins |
| Parking   | Stall                                                                |

### Interior

|              |                                                                                              |
|--------------|----------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric, Window Coverings |
| Heating      | Baseboard, Water                                                                             |
| Fireplace    | Yes                                                                                          |
| Fireplaces   | Tile Surround                                                                                |
| # of Stories | 3                                                                                            |
| Stories      | 1                                                                                            |
| Has Basement | Yes                                                                                          |
| Basement     | None, No Basement                                                                            |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Back Lane, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Stucco                                                        |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 7th, 2025  
Days on Market                2  
Zoning                              Zone 08  
Condo Fee                        \$425

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